



# DUPLEX PENTHOUSE FOR SALE IN ELVIRIA FEW STEPS TO THE BEACH | MARBELLA

425,000 €

Reference: 1156AMA Bedrooms: 3 Bathrooms: 2 Build Size: 107m<sup>2</sup> Terrace: 30m<sup>2</sup>





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## Costa del Sol, Elviria

### DUPLEX PENTHOUSE WITH 4 TERRACES IN ELVIRIA, JUST STEPS FROM THE SEA

#### EXCEPTIONAL LOCATION IN ELVIRIA, ONLY 5 MINUTES FROM THE BEACH

Located in one of the most sought-after areas of the Costa del Sol, this duplex penthouse is just a 5-minute walk from the famous Elviria beaches and popular beach clubs such as La Plage Casanis and Lido Beach. Set within a peaceful residential complex with beautifully maintained gardens and a communal swimming pool, it offers the ideal setting to enjoy the Mediterranean lifestyle year-round. A fantastic opportunity for those looking to renovate a property in one of East Marbella's most desirable locations.

#### KEY FEATURES OF THE PENTHOUSE

- 3 bedrooms with access to terraces
- 2 bathrooms
- Spacious living room with fireplace
- Separate kitchen with terrace
- Laundry room and storage room
- 4 terraces totaling over 30 m<sup>2</sup>
- Communal swimming pool and landscaped gardens
- Third floor, no lift
- 5-minute walk to the beach

#### BRIGHT AND SPACIOUS INTERIORS WITH FIREPLACE AND TERRACES ON EACH LEVEL

This duplex apartment is situated on the third floor (no lift) and is distributed over two levels, offering bright and spacious interiors. The main living room is large and welcoming, featuring a fireplace and direct access to one of the main terraces. The independent kitchen opens onto another terrace and includes a separate laundry room and a convenient storage area.

#### THREE BEDROOMS WITH TERRACE ACCESS AND GREAT RENOVATION POTENTIAL

The penthouse offers three bedrooms, all with direct access to terraces, and two bathrooms to be renovated to your personal style. The four terraces, distributed across both floors and totaling more than 30 m<sup>2</sup>, offer lovely views of the communal gardens and surrounding area, with ideal sun exposure and outdoor spaces perfect for relaxing or al fresco dining.

#### CLOSE TO ALL AMENITIES AND WELL CONNECTED

In addition to being close to the beach, the property is also near supermarkets, restaurants, international schools, and golf clubs. Marbella town centre is just 10 minutes away by car, and Málaga International Airport can be reached in only 20 minutes – making this property ideal both as a primary residence and as a rental investment.

Contact us for more information or to schedule a private viewing at +34 663671888, WhatsApp available.



## Features:

### Features

Private Terrace  
Storage Room  
Marble Flooring  
Fitted Wardrobes

### Views

Garden

### Pool

Communal

### Garden

Communal

### Utilities

CO2 Emission Rating

### Orientation

East Facing  
South Facing

### Setting

Close To Golf  
Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

### Security

Gated Complex

### Category

Investment  
Resale

### Climate Control

Fireplace

### Condition

### Kitchen

Fully Fitted

### Parking

### Energy Rating